020.A	0002	0201.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	327,900	/	327,900
USE VALUE:	327,900	/	327,900
ASSESSED:	327,900	/	327,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 201

Owner 1:	O`CONNOR GREGORY/ TRUSTEE
Owner 2:	WILLIAM J O`CONNOR 2021 TRUST
Owner 3:	
Street 1:	6 MAGNOLIA RD
Street 2:	
Twn/City:	NATICK
St/Prov:	MA Cntry Own Occ: N
Postal:	01760 Type:

PREVIOUS OWNER

Owner 1:	O CONNOR WILLIAM J/ ESTATE -
Owner 2:	-
Street 1:	20 HAMILTON ROAD #201
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 575 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	327,900			327,900
Total Card	0.000	327,900			327,900
Total Parcel	0.000	327,900			327,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 570.26 | /Parcel: 570.26

Legal Description

User Acct

145088

GIS Ref

GIS Ref

Insp Date

12/13/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 020.A-0002-0201.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	327,900	0	.		327,900		Year end	12/23/2021
2021	102	FV	323,400	0	.		323,400		Year End Roll	12/10/2020
2020	102	FV	314,400	0	.		314,400	314,400	Year End Roll	12/18/2019
2019	102	FV	296,100	0	.		296,100	296,100	Year End Roll	1/3/2019
2018	102	FV	245,900	0	.		245,900	245,900	Year End Roll	12/20/2017
2017	102	FV	229,200	0	.		229,200	229,200	Year End Roll	1/3/2017
2016	102	FV	229,200	0	.		229,200	229,200	Year End	1/4/2016
2015	102	FV	207,800	0	.		207,800	207,800	Year End Roll	12/11/2014

!1722!

PRINT

Date	Time
12/29/21	20:28:11

LAST REV

Date	Time
11/04/21	12:14:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1722

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O CONNOR WILLIA	78927-179	1	10/18/2021	Convenience	99	No	No		deed indicates Gregory O`Connor conservator o
STODTE JAN W	51373-428		6/27/2008		205,000	No	No		
THOMAS-MORDAS M	48503-66		11/16/2006		215,000	No	No		
MONROE COLLEEN	30723-590		10/11/1999		126,500	No	No		
BILSAND STEPHAN	29168-478		9/30/1998		100,000	No	No		Y

USER DEFINED

Prior Id # 1:	145088
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6047																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	F - Fair		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	2 - 2nd Floor
% Own:	0.762099981
Name:	35 - 6050

DEPRECIATION

Phys Cond:	AV	- Average	20. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		20.4 %

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.54347825
Const Adj.:	0.94462198
Adj $ / SQ:	473.851
Other Features:	32701
Grade Factor:	1.00
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411974
Depreciation:	84043
Depreciated Total:	327931

COMMENTS

Building Number 20.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs:	3	BRs:	1	Baths:	1	HB	0						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	639.70
Special Features:	0	Val/Su Net:	570.26
Final Total:	327900	Val/Su SzAd	570.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	575	473.850	272,464
Net Sketched Area:		575	Total:	272,464
Size Ad	575	Gross Area	575	FinArea 575

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.A-0002-0201.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: